

733 GLENDALE RD,

SCOTTTDALE, GA 30079

FOR LEASE

15,000 SF - 55,000 SF OF WAREHOUSE SPACE



JUDD SWARTZBERG

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// PROPERTY OVERVIEW



OFFERING

Swartz Co. Commercial Real Estate is pleased to be the exclusive broker for 733 Glendale Road, located in Scottdale, Georgia 30079. This flexible industrial property offers between 15,000 and 55,000 square feet of space, with 15,000 square feet available immediately. Additional space can be made available as needed, providing a unique opportunity for scalable occupancy.

The 15,000 SF space features two dock-high loading doors, a clear height of 14 feet, and is zoned for light industrial use, making it well-suited for a variety of warehouse, distribution, or light manufacturing operations. Ample on-site parking is available to accommodate both employees and visitors, and the location offers convenient access to key transportation routes, supporting efficient logistics and regional connectivity.

This is an excellent opportunity to lease quality industrial space in a strategic location within the Metro Atlanta area.

For more information or to schedule a tour, please contact Judd Swartzberg.

HIGHLIGHTS

- \$8.75 PSF Gross
- 14' Clear Height
- 15,000 SF - 55,000 SF (15,000 SF available immediately)
- Zoned Light Industrial
- 2 Dock High Doors
- Immediate Access to I-285

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: SCOTTTDALE, GA

Located just east of Atlanta in DeKalb County, Scottdale offers exceptional access to major highways including I-285 and US-78, making it ideal for industrial and commercial users. The area is experiencing steady growth due to its strategic location, affordable operating costs, and proximity to workforce talent and transit.

Zoned for light industrial and commercial use, Scottdale appeals to a wide range of tenants, including logistics, manufacturing, and last-mile distribution. With rising demand for infill industrial space across Metro Atlanta, Scottdale presents a compelling opportunity for investors seeking value, stability, and long-term growth potential in a dynamic submarket.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	25,900	177,000	414,400
Number of Employees	20,600	137,600	328,900
Avg. Household Income	\$86,800	\$86,100	\$78,700

// BROKER PROFILES

Judd Swartzberg, a native Atlantan, has deep roots in the vibrant city of Atlanta, Georgia. Driven by a deep appreciation for commercial real estate and a knack for strategic problem-solving, Judd launched his career in commercial real estate by earning his license in 2021. He joined Swartz Co Commercial Real Estate, where he honed his skills and built a strong foundation in the industry. Judd stepped into the role of Commercial Associate and later advanced to Senior Associate.



Ryan Swartzberg

Senior Associate

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Specializing in the greater Atlanta industrial market, Judd has developed a proven track record of success representing tenants and landlords in leasing transactions, as well as buyers and sellers in property sales, with a particular focus and notable success in off-market investment sales. His dedication to delivering exceptional service and measurable results has earned him the trust and loyalty of his clients. Judd's consistent performance and commitment to success have also established him as one of the top earners at Swartz Co.

Judd's approach is all about providing top-tier service, making sure each client's unique needs are met with personalized strategies and expert guidance. His deep understanding of market dynamics and unwavering work ethic make him a valuable partner in achieving commercial real estate goals. With a strong focus on client success, Judd continues to drive value and build lasting relationships in the ever-evolving Atlanta market.

// DISCLAIMER & LIMITING CONDITIONS

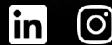
Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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